MEREDITH'S PROPERTIES
410 Normal Avenue, Level 1, Normal IL 61761 * Leasing Office
2412 E. Washington St. Ste 6, Bloomington, IL 61704 * Central Office
309.454.4100

PARENTAL AGREEMENT (GUARANTY OF LEASE)

By Parents/Guardians/Third Party Guarantor

1. Identification of parties: Meredith's Commercial Properties, Inc., (Landlord) and _____ (Tenant) have entered into a Lease for the apartment/residence described as:

408 Normal Avenue, Unit #____
Normal, Illinois 61761
Lease dated: _____

A condition to this lease requires the parents, guardians or third-party Guarantors to act as guarantors of this lease for Jordan R. Hoy rental obligation under Paragraph 1.2 of the Lease.

2. Now, therefore, in consideration of the Landlord entering into, executing and delivering the attached lease, the Guarantor agrees as follows:

- **A.** Guarantor has examined, approved and is fully familiar with all of the terms, conditions and covenants of the Lease.
- **B.** Guarantor hereby accepts responsibility for full payment of the amount due under the Lease and guarantees Tenant's obligations under the Lease, including, without limitations, the obligations for payment of rent, damages, late fees and any and all costs and expenses of collection (including attorney's fees) in the event of Tenant's failure to satisfy the Lease terms.
- **C.** Except as set forth in this agreement, this Guaranty of Lease is primary, absolute and unconditional and shall not be released, discharged, mitigated, impaired or affected by any modifications of the Lease or by any waiver of or failure by the Landlord to enforce any of the terms, covenants and conditions of the Lease, or by any extension of time or indulgence extended by Landlord to Tenant.
- **D.** Landlord may proceed directly against Guarantor under this agreement without being required to proceed against Tenant under the Lease or to exhaust any other rights or limitations and the Guarantor shall be considered to be a co-signer under the Lease. Guarantor shall have no possessory rights to the leased premises.
- **E.** Guarantor's liability under this agreement shall not be deemed to be waived, released, discharged, mitigated, impaired, or affected by reason of the filing or the discharge by the Tenant in any bankruptcy, reorganization or insolvency proceedings.
- **F.** This agreement shall not be changed or terminated orally. This Guaranty of Lease, and the obligations of the Guarantor under the Lease, may only be amended by writing, signed by the Landlord, Tenant and Guarantor.
- **G.** Landlord may pursue its remedies under this agreement concurrently with or independently of any such action or proceeding against the Tenant under the Lease.
- **H.** This agreement shall inure to the benefit of the Landlord, it's distributes, personal representatives, successors and assigns, and shall be binding upon Guarantors, their successors and assigns.
- **I.** Guarantor may not terminate or assign his/her obligations under this Guaranty of Lease.

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Normal, Illinois 61761
Lease dated: _____

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J. That this Guaranty of Lease shall be construed in accordance with the laws of the State of Illinois, notwithstanding any conflicts of law. Any action to interpret or enforce this Guaranty of Lease shall occur within the County and State in which the leased property is located.

K. Guarantor was given the opportunity to secure legal advice regarding this Guaranty of Lease and the undersigned's obligations under the Lease. Guarantor is over the age of 18 and has not been adjudged incompetent. Guarantor is offering this Guaranty of Lease knowingly and voluntarily and is under no duress or coercion.

IN WITNESS WHEREOF, Guarantor has executed this Agreement this _____ day

of _____ 2026.

_____	_____
Guarantor Signature	Guarantor Signature
_____	_____
Printed Name	Printed Name
_____	_____
Address	Address
_____	_____
City, State, Zip	City, State, Zip

Subscribed to and sworn to before me this _____ day of _____ , 2026.

_____
Notary Public

County of:_____

State of:_____